



## 2, Brockett Close

WELWYN GARDEN CITY,  
Hertfordshire, AL8 7BN

**Offers In Excess of £700,000**

country  
properties

WESTSIDE CHARM!! This extended 3 bed end of terrace has the classical Westside charm and living space for the growing family. With large L shaped kitchen/diner with bi fold doors leading to the recently added orangery. Great westside location off one of the premier roads close to golf course and being close to town.

- LIVING ROOM WITH BAY WINDOW
- 3 BEDROOMS
- GROUND FLOOR SHOWER ROOM
- EXTENDED KITCHEN/DINER WITH INTERGRATED APPLIANCES
- CLOSE TO TOWN CENTER AND TRAIN STATION
- LANDSCAPED GARDEN
- ORANGERY
- SUMMER HOUSE
- WESTSIDE LOCATION
- GOOD SCHOOL LOCATION
- CLOSE TO GOLF COURSE

## Ground Floor

### Entrance Hall

Door to Entrance Hall. Stairs to first floor. Solid oak wood flooring. Door to Living Room, Kitchen/Dining Room and Ground Floor Shower Room.

### Shower Room

A modern suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail. Tiled walls and flooring. Window to the side.

### Living Room

Bay window to the front. Feature fireplace. Solid oak flooring. Double doors through to the Kitchen. Built in storage.

### Kitchen

An 'L' shaped room. Fitted with a range of wall and base units with solid wood worktops, under units lighting and tiled splash backs. One and a half bowl stainless steel sink unit with drainer to side. Built in Neff cooker with five ring gas hob and stainless steel extractor over and glass splash back. Built in microwave. Integrated dishwasher, washing machine and tumble dryer. Space for American style fridge/freezer. Under stairs storage cupboard. Solid oak flooring. Windows to the side and rear, skylight. Bi fold doors leading to the Orangery.



## Orangery

Amtico flooring with under floor heating. Radiator. Glass roof that lets in a lot of natural light with pull blinds. Double doors leading to the garden.

## First Floor

### Landing

Doors to rooms. Carpeted.

### Master Bedroom

A dual aspect room with windows to front and rear. Range of fitted wardrobes with shelf and hanging space within. Carpeted. Radiator.

### Bedroom Two

Carpeted, Radiator. Fitted wardrobes and window to the rear.

### Bedroom Three

A dual aspect room with window to the front and side. Built in wardrobe. Access to loft. Carpeted. Radiator.

## Bathroom

A white suite with grey paneling comprising of a low level WC, vanity unit wash hand basin and enclosed paneled bath. The bath has a shower unit and with clear foldaway glass. Heated towel rail. Tiled walls. Window to the side. Obscure glass double glazed windows over looking the side. Sunkern ceiling downlighters. Extractor fan. Vinyl flooring.

## Outside

### Front Garden

Lawned area. Planted bed. Footpath to the front door with covered storm porch. Gated side access to the rear.

### Summer House

Great place to sit and relax. Could be used as office space. Powered. Adjacent storage shed which also has power.

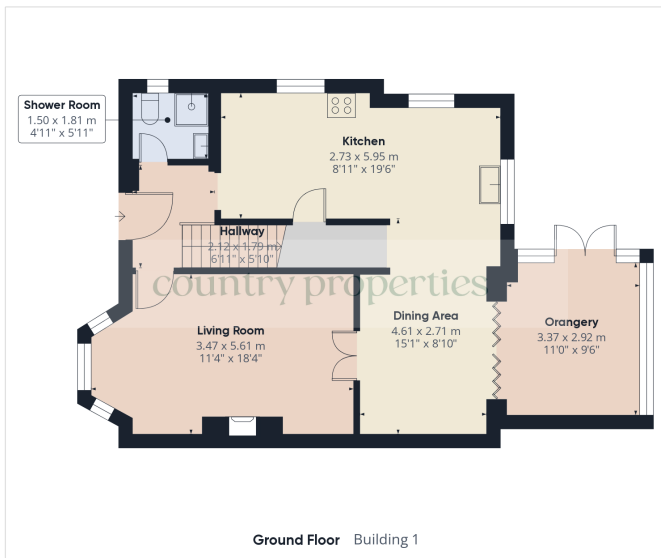
### Rear Garden

Stunning and well maintained landscaped rear garden. Patio area to the immediate rear of the property and extending to the side of the garden, offering seating areas. Steps lead to the artificial lawn. Planted beds, specimen tree. Hedged and fenced boundaries.

Agents note: these detail have yet to be verified by the vendor and may be subject to amendment.

This property is leasehold for 999 years from 1923 with a ground rent of £6 pa. BUYING THE FREEHOLD – LEASEHOLD REFORM ACT 1967: In instances where a Welwyn Garden City house or bungalow (not a flat) is being sold as Leasehold, the Freehold may be purchased from Welwyn Hatfield District Council. Ask your solicitor of details.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



**Approximate total area<sup>(1)</sup>**

125.83 m<sup>2</sup>  
1354.44 ft<sup>2</sup>

**Reduced headroom**

1.72 m<sup>2</sup>  
18.5 ft<sup>2</sup>

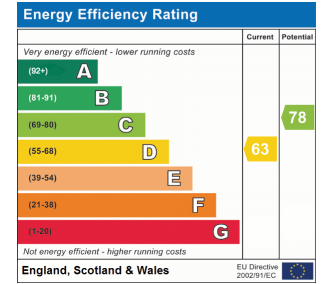
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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